

Rolfe East



Ferrymead Avenue, Greenford, UB6 9TJ

Asking Price £399,950

- Stunning ground floor maisonette
- Off street parking for multiple cars
- Two double bedrooms
- No service charges
- Share of freehold
- Lovely private rear garden
- Beautiful front and rear gardens
- Modern kitchen/diner

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A chance to purchase this superbly presented and larger than average two double bedroom ground floor maisonette boasting beautiful gardens to the front and rear, giving off street parking for multiple vehicles

With a share of the freehold, this property is service charge and ground rent free and the accommodation is beautifully presented and comprises a welcoming hallway (with storage and an area perfect for a desk), a lovely lounge, a stunning kitchen/diner (which leads directly to the garden), a modern bathroom and the two genuine double bedrooms. The gardens to the front and the rear of the property are exceptional and perfect for entertaining. The front garden has a large lawn and plenty of room for parking multiple cars, whilst to the rear, it is paved and private. There is also double storage sheds for bikes and garden tools etc.

The property is located in this highly sought after pocket of Greenford just one mile away from Greenford station and very convenient for the A40/M40 road links in and out of London.

Contact Rolfe East today to view this property and avoid missing out!



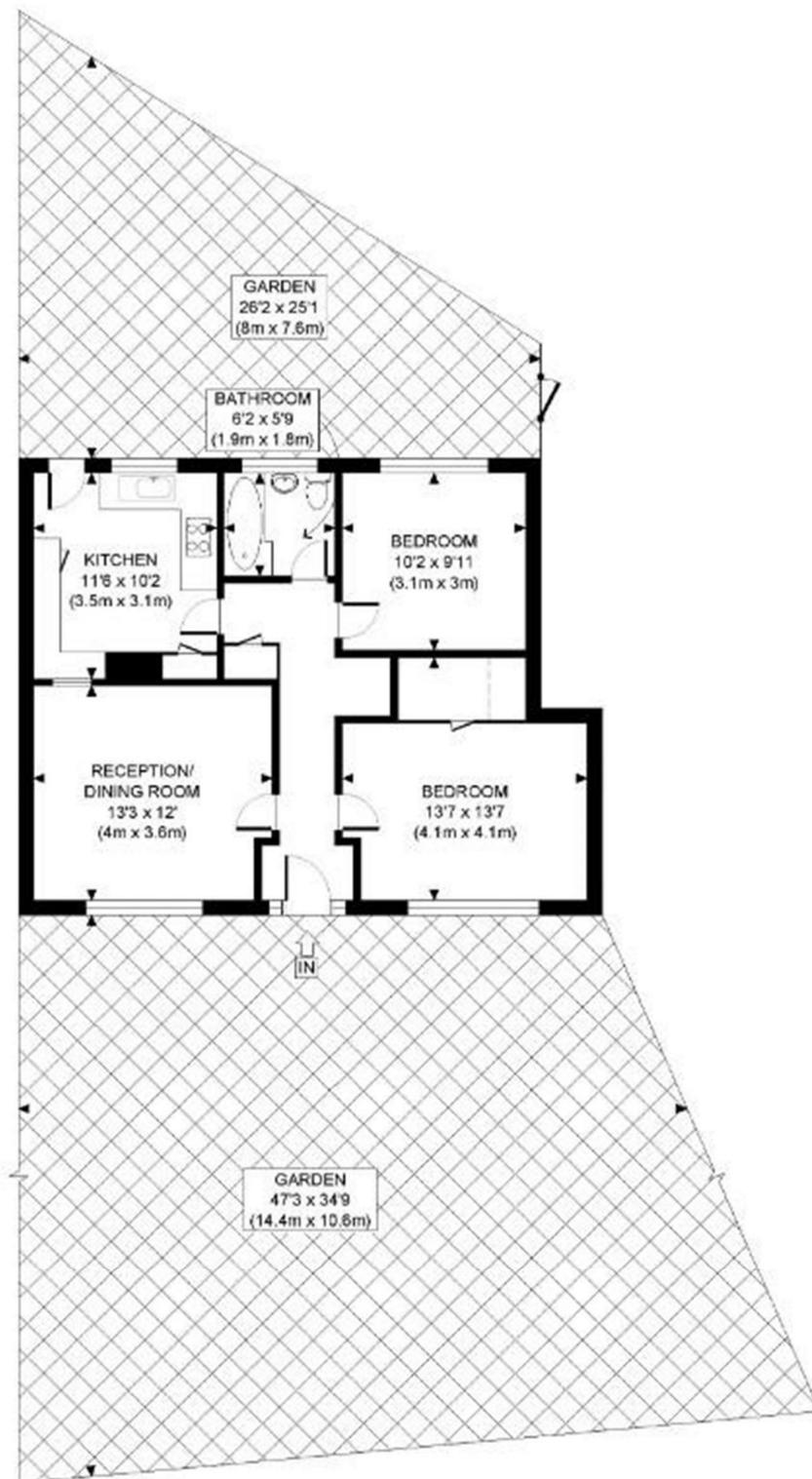
Council Tax Band: C



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 688 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 688 SQ FT/ 64 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.